

# **EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION**

## **BOARD OF DIRECTORS MEETING AGENDA**

**THURSDAY, SEPTEMBER 14, 2023 (6PM) Via Zoom**

<https://ucsb.zoom.us/j/95672538616>

**Meeting ID: 956 7253 8616; Passcode: 71139**

**By Phone: 1-669-900-6833 (Hit \*6 to unmute)**

### **Agenda**

#### **1. CALL BOARD MEETING TO ORDER – CONFIRMATION OF QUORUM**

If you wish to physically attend the meeting, you may come to the Management Office at 3944 State St. #200,SB. Please call the day before the meeting to let us know that you're coming. Thank you.

#### **2. REQUEST BY OWNERS IN ATTENDANCE / VIA CORRESPONDENCE / PHONE –**

Open Forum (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote. Each unit has about 3 minutes to address their concern to the Board.

#### **3. APPROVAL OF PRIOR MEETING MINUTES (7/13/23)**

- a. Regular Session.
- b. Executive Session Summary

#### **4. TREASURER, OFFICERS & COMMITTEES**

- a. Reading of the Treasurer's Report.  
Operating Expenses are about 19+% below budget thru end of last month on cash basis  
Suggested Motion: Move to approve the Treasurer's report and confirm the Board has reviewed all financial information each month as required by Civil Code Section 5500 including, but not limited to, the Association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Association's bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Association's budget or otherwise approved by the Board.
- b. Landscape recommendations & proposals.
- c. Committees
- d. Caretaker or pool report.
- e. Vendor evaluations

#### **5. OLD BUSINESS (Board to consider, review and possibly vote on...)**

- a. Leak from #364 into #264 and 131 – claim filed
- b. Repairs: roof; dryrot; painting; gutter cleaning; approval and/or ratification of proposals & invoices (if any);
- c. Updating the gov docs; 2<sup>nd</sup> draft of bylaws & CC&Rs
- d. Repairs & bids: DG paths; V-Ditch; Sidewalk; (if any)
- e. Consolidated Overhead upgrades to gates, gym & pool access control
- f. Pool facilities & sauna; other related issues; monitoring; trespassers; handicap seating
- g. Signs: Address, pathways, directional, speed limit, no trespassing, pool area
- h. EV charging stations
- i. Inspection of elevated walkways & balconies – by Focused Group 8/7/23 – 8/15/23
- j. Handicap space & motorcycle space by 7628
- k. Utility closets at 7628 #117
- l. Bees at 7626 #329 – bees removed from the outside
- m. Cox Internet in Meeting Room
- n. Gas lines review
- o. Janitorial Service – Big Green starting 10/1/23
- p. Trees & Union Pacific Railroad
- q. Scribe position

**6. NEW BUSINESS (Board to consider, review and possibly vote on...)**

- a. #317 – parking, light fixtures, inspection of unit
- b. #213 – Window replacement
- c. #342 – Electrical, plumbing, fans, lights
- d. Pedestrian pathway improvements
- e. Fire safety
- f. Air table
- g. HOA debit or credit card
- h. 2<sup>nd</sup> bike rack by 7628
- i. Main sewer lines maintenance – Drain Masters hydro jetting
- j. Other items to be put on next month's agenda

**7. EXECUTIVE SESSION**

If needed: (Executive Session may only be used to discuss litigation, contracts with 3<sup>rd</sup> parties, member discipline, personnel, upon an owner's request to discuss payment of assessments, foreclosures, disability requests, legal advice, censure of a director, or mental illness of a member) hiring; levying fine; noise issue

- Late payers through end of last month (balances of \$500 or more):
- Internal Dispute Resolution / Levy fines / Bankruptcy / Foreclosure / Small Claims / Write off

**8. ADJOURNMENT (Scheduled meeting 10/12/23 or ? @ 6PM via Zoom)** egagenda.doc 910/23

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